

Jefferson County Ranch 37.5  
N2740 Road  
Waurika, OK 73573

**\$131,062**  
37.5± Acres  
Jefferson County



**Jefferson County Ranch 37.5**  
**Waurika, OK / Jefferson County**

---

**SUMMARY**

**Address**

N2740 Road 1

**City, State Zip**

Waurika, OK 73573

**County**

Jefferson County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

34.179149 / -98.104337

**Acreage**

37.5

**Price**

\$131,062

**Property Website**

<https://legendary.land/property/jefferson-county-ranch-37-5/jefferson/oklahoma/97816/>



## Jefferson County Ranch 37.5 Waurika, OK / Jefferson County

---

### **PROPERTY DESCRIPTION**

Jefferson County Ranch is a combination ranch with native grass pastures, thickets and mesquite timber. The property has gently rolling topography and overlooks the Red River valley in Western Jefferson County. This area is known for excellent deer and turkey hunting, but the property is also situated in big ranch country and will support about a cow/calf pair per 10 to 12 acres. The topography in the wooded draws lends itself for the construction of new ponds. With quail whistling and big scenic views, this ranch has the feeling of West Texas, but is less than two hours Northwest of DFW. Additional land available.

This property recently underwent a prescribed burn which will help reduce weeds and woody vegetation while increasing the growth of healthy native grass and forage.

This ranch is a part of a larger landholding with tracts available from 25 to 75 acres in size.

#### **Location:**

- \*Waurika - 7 miles
- \*Wichita Falls - 34 miles
- \*Decatur, TX - 78 miles
- \*DFW - 121 miles
- \*Oklahoma City - 112 miles

#### **Access:**

- \*1/2 mile of gravel County Road frontage

#### **Water:**

- \*Two ponds
- \*Seasonal creek drainages
- \*Locations to build new ponds

#### **Utilities:**

- \*Rural water available
- \*Electricity available

#### **Climate:**

- \*Approximately +/- 32 inches of annual precipitation

#### **Minerals:**

- \*Surface Only

#### **Wildlife:**

- \*Whitetail Deer
- \*Wild Turkey
- \*Waterfowl
- \*Dove
- \*Quail
- \*Wild Hogs

#### **Fishing:**

- \*NA

#### **Terrain:**

- \*100' of elevation change
- \*Upland rolling rangeland
- \*Scattered mesquite timber and brush



- \*Elms and Hackberry in the drainages
- \*Rough and rugged ranch providing both hunting and grazing
- \*Native grass and Crosstimbers habitat

**Improvements:**

\*NA

**Equipment:**

\*NA

*If you are not already on the Legendary Land Company website, please follow the "Property Website" link.*

*Information contained in this listing is believed to be reliable but is not guaranteed by the broker or its agents. No representation or warranty is made as to its accuracy or completeness, and all information is subject to errors, omissions, prior sale, price changes, or withdrawal without notice. Buyers are responsible for independently verifying all information and conducting their own due diligence prior to purchase.*

When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.



Jefferson County Ranch 37.5  
Waurika, OK / Jefferson County



## Locator Map

---



## Locator Map

---



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Legendary Land Co**  
1021 Regal Rd  
Yukon, OK 73099  
(405) 206-0914  
<http://legendary.land>

---

